


SUBMITTAL CHECKLIST

Applications must include the items on this checklist, and the checklist, to be complete

This submittal checklist and application is for formal requests to change the comprehensive plan or development regulations pursuant to state law (RCW [36.70A.470](#)) and Everett Planning Director Interpretation 2023-01.

For questions, or to submit an application, contact Karen Stewart at kstewart@everettwa.gov.

For all amendments	
<input type="checkbox"/> 1. Meeting with Planning Staff	A pre-application meeting is required with Planning staff (Long Range Division) prior to submitting this application. To schedule a meeting contact Karen Stewart at (425) 257-7186 or kstewart@everettwa.gov .
<input type="checkbox"/> 2. Applicant name and address	Adam Clark 2812 architecture 2812 Colby Avenue, Everett WA adam@2812architecture.com
<input type="checkbox"/> 3. Other contacts (if applicable)	Becky Daily Broadway St., LLC 3410 Broadway, Everett BeckylD2@gmail.com Steve Corotas Stefanos, LLC 3416 Broadway, Everett stevecorotas@comcast.net Pam Neighbors Pam Neighbors 3418 Broadway, Everett pam@trilliumink.net Scott Suchan Black Dog Investments, LLC 3422 Broadway, Everett Suchan5@frontier.com Char Pike 3430 Broadway, Everett charpike@msn.com

	<p><i>Mark Lawless</i> 34th Street, LLC 2012 34th St., Everett marklawless@csmnw.com</p> <p><i>Kris Butt</i> PK Partnership 3402 Broadway, Everett krisbutt@gmail.com</p> <p><i>Ric Trujillo</i> RBT Property Management, LLC 3426 Broadway, Everett rrprops@yahoo.com</p>
<input type="checkbox"/> 3. Amendment category	Highlight all that would require amendment as part of the proposal: <ul style="list-style-type: none"> ○ Comprehensive plan – text, goals, objectives, policies ○ Comprehensive plan – land use map ○ Development regulations – Title 19 EMC ○ Development regulations – Zoning map ○ Development regulations – Maximum building height map ○ Development regulations – Street designation map
<input type="checkbox"/> 4. Narrative Statement and criteria	Written statement describing the exact request, the reason for the request, and how the request meets applicable criteria. Use Attachment A.
<input type="checkbox"/> 5. Environmental Checklist	Submit one completed and signed copy of the SEPA Environmental Checklist and Optional Worksheet for Non-Project Review, available on Ecology's website: https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-document-templates
For site-specific amendments	
<input type="checkbox"/> A. Map of Site (for location-specific amendments)	For location-specific amendments, a map clearly showing the area the request would apply to.
<input type="checkbox"/> B. Property owner name(s) and address(es)	<i>Same as other contacts</i>
Signature	
<input type="checkbox"/> Applicant signature	

Attachment A

Narrative Statement and Evaluation Criteria

All applications must be accompanied by a narrative statement describing how the proposal is consistent with the following applicable criteria. Staff can only recommend that a proposal advance if it meets the applicable criteria.

Description of the exact request	<p><i>Amendment to the current City of Everett Structure Height map to revise the area fronting on the east and west sides of Broadway bounded by 34th Street on the north and 36th Street on the south. The proposal is to revise this area to 7-11 stories. This will match the overall heights of the area to the east of this small pocket within the Metro Everett area.</i></p> <p><i>Along with this request, we propose that Table 19.22.030 be amended to eliminate the adjacent height limitation of 50' within 50' of a UR3 or UR4 zone to make all of the properties in the area one consistent height that meets the height requirement of the Structure Height map. There is an alley that separates the UR3 zone from the MU zone in this area.</i></p>
Reason for the request	<p><i>Increase density along the Broadway corridor to align with the density currently zoned to the north and east of this area.</i></p>
Clearly and completely address the factors below for each amendment category selected in question 3	
Comprehensive plan – text, goals, objectives, policies	<p>EMC 15.03.400(E) The following factors shall be considered in reviewing proposed amendments to comprehensive plan policies.</p> <ol style="list-style-type: none"> 1. Have circumstances related to the subject policy changed sufficiently since the adoption of the plan to justify a change to the subject policy? If so, the circumstances that have changed should be described in detail to support the proposed amendment to the policy. <i>No</i> 2. Are the assumptions upon which the policy is based erroneous, or is new information available that was not considered at the time the plan was adopted, that justify a change to the policy? If so, the erroneous assumptions or new information should be described in detail to support the proposed policy amendment. <i>No</i> 3. Does the proposed change in policy promote a more desirable growth pattern for the community as a whole? The manner in which the proposed policy change promotes a more desirable growth pattern should be described in detail. <i>The proposal promotes additional density along the Broadway corridor that aligns with transit-oriented development policies on properties directly to the north and east of the area.</i> 4. Is the proposed policy change consistent with other existing plan policies, or does it conflict with other plan policies? The extent to which the proposed policy change is consistent with or conflicts with other existing policies should be explained in detail. <i>The proposed policy revisions related to Table 19.22.030 could have impacts on other properties adjacent to the zones shown in column B on the table. It is suggested that this policy be modified for adjacencies with UR3 and UR4 zones where an alley separates the zones. Zoning adjacencies other than the UR3 and UR4 are not proposed to be modified.</i>

<p>Comprehensive plan – land use map</p>	<p>EMC 15.03.400(D) The following factors shall be considered in reviewing requests to amend the comprehensive plan land use map.</p> <ol style="list-style-type: none"> 1. The proposed land use designation must be supported by or consistent with the existing policies of the various elements of the comprehensive plan. <i>The Land Use designation is not proposed to be modified.</i> 2. Have circumstances related to the subject property and the area in which it is located changed sufficiently since the adoption of the land use element to justify a change to the land use designation? If so, the circumstances that have changed should be described in detail to support findings that a different land use designation is appropriate. <i>The Land Use designation is not proposed to be modified.</i> 3. Are the assumptions upon which the land use designation of the subject property is based erroneous, or is new information available which was not considered at the time the land use element was adopted, that justify a change to the land use designation? If so, the erroneous assumptions or new information should be described in detail to enable the planning commission and city council to find that the land use designation should be changed. <i>The Land Use designation is not proposed to be modified.</i> 4. Does the proposed land use designation promote a more desirable land use pattern for the community as a whole? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the planning commission and city council to find that the proposed land use designation is in the community's best interest. <i>The Land Use designation is not proposed to be modified.</i> 5. Should the proposed land use designation be applied to other properties in the vicinity? If so, the reasons supporting the change of several properties should be described in detail. If not, the reasons for changing the land use designation of a single site, as requested by the proponent, should be provided in sufficient detail to enable the planning commission and city council to find that approval as requested does not constitute a grant of special privilege to the proponent or a single owner of property. <i>The Land Use designation is not proposed to be modified.</i> 6. What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to assure compatibility with the uses of other properties in the vicinity? <i>The Land Use designation is not proposed to be modified.</i> 7. Would the change of the land use designation sought by the proponent create pressure to change the land use designation of other properties in the vicinity? If so, would the change of land use designation for other properties be in the best long-term interests of the community in general? <i>The Land Use designation is not proposed to be modified.</i>
<p>Development regulations – Title 19 EMC</p>	<p>EMC 15.03.300(C)(4) The city may amend the text of the unified development code if it finds that:</p> <ol style="list-style-type: none"> a. The proposed amendment is consistent with the applicable provisions of the Everett comprehensive plan; and <i>This area remains within the Metro Area in the current comprehensive plan</i> b. The proposed amendment bears a substantial relation to public health, safety or welfare; and

	<p><i>The increased density appears to be consistent with Goal 4.0 within the Goals, Objectives and Policies within the current comprehensive plan as follows:</i></p> <p><i>Goal 4.0 The goal of the Housing Element is to provide sufficient housing opportunities to meet the needs of present and future residents of Everett for housing that is decent, safe, accessible, attractive and affordable.</i></p> <p>c. The proposed amendment promotes the best long-term interests of the Everett community</p> <p><i>By increasing density within the Current Metro Everett area to help mitigate increased density in other less desirable areas.</i></p>
Development regulations – Zoning map	<p>EMC 15.03.300(B)(4) The review authority may approve an application for a site-specific rezone if it finds that:</p> <p>a. The proposed rezone is consistent with the Everett comprehensive plan; and</p> <p><i>Rezoning is not being proposed.</i></p> <p>b. The proposed rezone bears a substantial relation to public health, safety or welfare; and the proposed rezone promotes the best long-term interests of the Everett community; and</p> <p><i>Rezoning is not being proposed.</i></p> <p>c. The proposed rezone mitigates any adverse impact(s) upon existing or anticipated land uses in the immediate vicinity of the subject property.</p> <p><i>Rezoning is not being proposed.</i></p> <p>d. If a comprehensive plan amendment is required in order to satisfy subsection (4)(a) of this section, approval of the comprehensive plan amendment is required prior to or concurrently with the granting of an approval on the rezone.</p> <p><i>A comprehensive plan amendment is not being proposed. This area is considered Metro in the current zoning and comprehensive plan maps.</i></p>
Development regulations – Maximum building height map	
Development regulations – Street designation map	

